

For Lease

1427 E Bell Road | Phoenix, AZ



MATTHEW MURRAY
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ALAN HOUSTON
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For Lease

1427 E Bell Road
Phoenix, AZ

Property Specifications

SPACE AVAILABLE

2,854 SF

PARKING SPACES

41 (4.5 / 1000)

ZONING

C-2, Commercial



About the Property

- Prime ±2,854 SF opportunity with direct frontage on Bell Road — one of the Valley's most heavily traveled corridors spanning Scottsdale, Phoenix, Glendale, Peoria, and Surprise.
- Exceptional visibility with over 45,000 vehicles per day passing the site.
- Strategically positioned next to high-traffic national retailers including Aldi and Fry's, and anchored by Sunrise Preschool, driving consistent daily traffic.
- Monument signage available on Bell Road for maximum brand exposure.
- 5 mile population exceeds 315,000 residents.

Nearby National Tenants



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PARADISE VALLEY
COMMUNITY COLLEGE
(9,156 STUDENTS)

PLAZA DE CAMPANA

GREENWAY PARK PLAZA

TARGET
KOHL'S
HomeGoods
Marshall's
ROSS
AMC
DRESS FOR LESS THEATRES

HARBOR FREIGHT
QUALITY TOOLS. LOWEST PRICES.
DOLLAR TREE
LAIFITNESS.

goodwill
planet fitness
FOOD CITY
ROSS
DRESS FOR LESS

COSTCO
WHOLESALE
WHOLE FOOD
MARKET

PATEL BROTHERS

THE HOME DEPOT

E. GREENWAY PKWY.

DESERT RIDGE MARKETPLACE

ARCO

CIRCLE K

N. 16TH ST.

SUNRISE
PLAZA

29,900
VEHICLES PER DAY

5,800
VEHICLES PER DAY

BH CERAMIC COATINGS

DriveTime

TASTE OF THAI

N. 15TH ST.

SARATOGA RIDGE
(856 UNITS)

VIA BELLEZZA
(125+ CONDOS)

E. BELL RD.

ALDI

45,100
VEHICLES PER DAY



Lowe's
BEST BUY
THE HOME DEPOT

BANNER
ASU WEST THUNDERBIRD
VALLEY CAMPUS MEDICAL
(5,000 STUDENTS)
CENTER (595 BEDS)

Walmart
Supercenter
sam's club

Target
SPROUTS
FARMERS MARKET
LAIFITNESS

WinCo
FOODS
PET SMART

COSTCO
WHOLESALE

HONORHEALTH
DEER VALLEY
MEDICAL CENTER
(204 BEDS)

Albertsons

fry's
ROSS
DRESS FOR LESS

NORTH MOUNTAIN
VILLAGE

KOHL'S

ROSS
DRESS FOR LESS

CACTUS VIEW

Target
ROSS
DRESS FOR LESS
PET SMART
AMC
THEATRES
Michaels
five BELOW

GREENWAY PKWY.

29,900
VEHICLES PER DAY

fry's

HOBBY LOBBY
Michaels
MOON VALLEY
TOWNE CENTER

BUFFALO WILD WINGS

SAFeway
RFC
planet fitness

FOUNTAIN SQUARE

SAN PEDREGAL
(348 UNITS)

VIA BELLEZZA
(125+ CONDOS)

ALDI

BURGER KING

SARATOGA RIDGE
(856 UNITS)

SUNRISE
PLAZA



E. BELL RD.

TASTE of THAI

N. 15TH ST.

DriveTime

45,100
VEHICLES PER DAY



SUNRISE PLAZA

2025 Estimated Population	
1 Mile	16,320
3 Miles	111,744
5 Miles	315,833
2025 Avg Household Income	
1 Mile	\$100,665
3 Miles	\$109,697
5 Miles	\$115,215
2025 Est Total Employees	
1 Mile	3,769
3 Miles	33,000
5 Miles	124,001

27,000 VEHICLES PER DAY

29,900 VEHICLES PER DAY

26,900 VEHICLES PER DAY

5,800 VEHICLES PER DAY

22,900 VEHICLES PER DAY

45,100 VEHICLES PER DAY

21,200 VEHICLES PER DAY

Target
LA FITNESS
Office DEPOT
OfficeMax
SPROUTS FARMERS MARKET
Burlington

Marshalls
HOBBY LOBBY
Michaels
Orangetheory FITNESS

frs
ALDI
BURGER KING

Bashas' Firestone COMPLETE AUTO CARE
Domino's Pizza Jack in the box

SAFeway
planet fitness
RAC

Cane's
DUNKIN'

PATEL BROTHERS

WinCo FOODS
LESLIE'S
PET SMART

Rally's
DUTCH BROS
TACO BELL

ROSS DRESS FOR LESS
W

CIRCLE K

Chevron

ANYTIME FITNESS

MOON VALLEY CANYON (5,597 HOMES)

Albertsons
ANYTIME FITNESS

Jack in the box

THE HOME DEPOT

McDonald's

Philly

Walmart

Walmart

Walmart

Walmart

Walmart

Walmart

Walmart

Walmart

Walmart

Walmart

Walmart



Area Snapshot

1 MILE

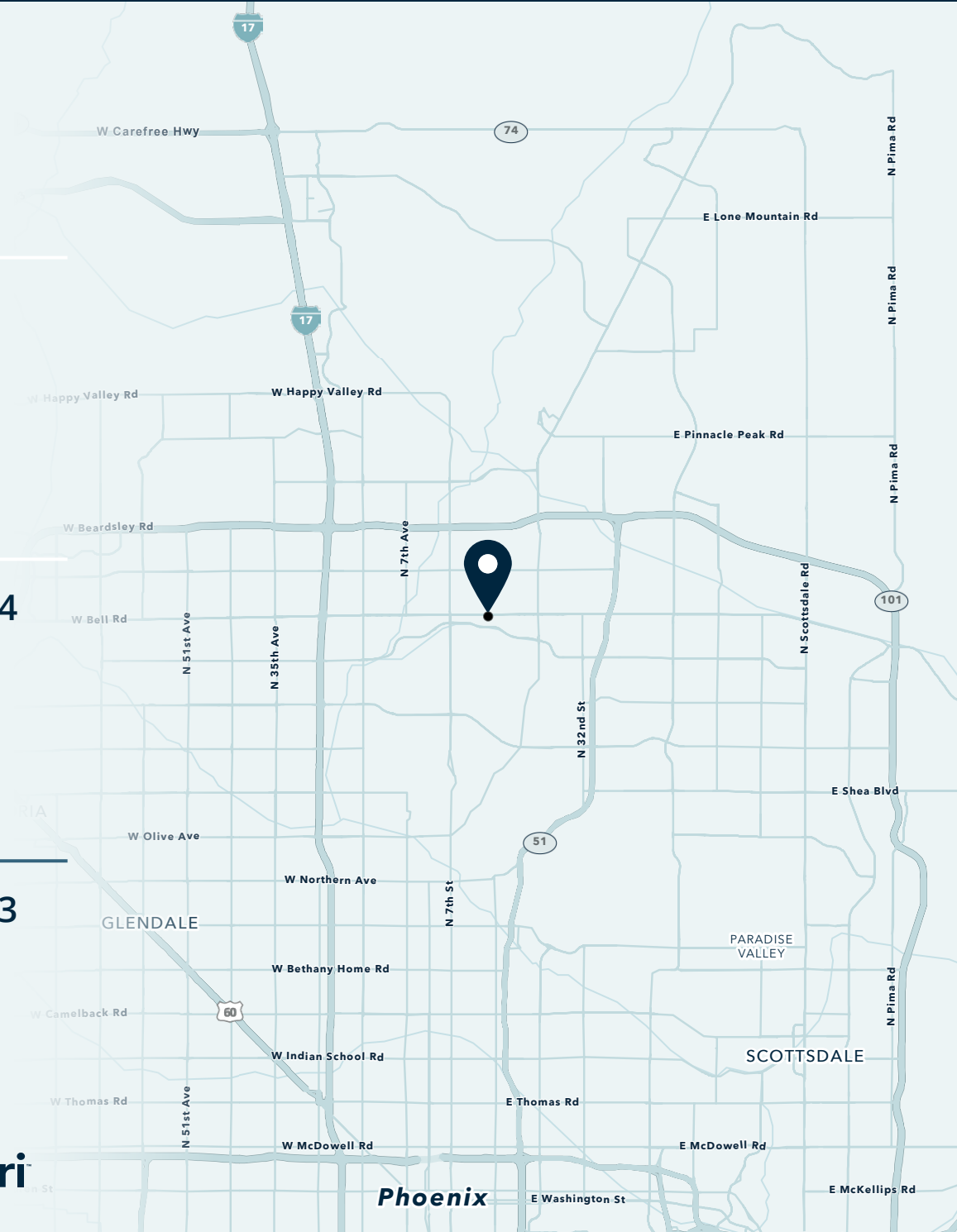
23,668 2025 Population	23,520 2030 Population	\$100,665 Average Household Income	16,320 Daytime Population
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3 MILES

139,464 2025 Population	139,283 2030 Population	\$109,697 Average Household Income	111,744 Daytime Population
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5 MILES

323,744 2025 Population	324,556 2030 Population	\$115,215 Average Household Income	315,833 Daytime Population
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Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE  **esri**

Phoenix



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